

is applied to land for irrigation provision should be made by leveling to insure an even distribution; then, if the land is not naturally drained by a gravel subsoil, artificial drainage should be provided for so that no excess irrigating water can work backward or

upward. It should always be kept moving downward and through the drains, carrying the alkalies along with it. These matters will be better understood when the farmers get to thinking about them, if ever they do, and the correction of them will be easy.

STOP THE WASTE OF WATER.

More than one-half of the water that is turned into the canals of this country is lost or wasted; much of it worse than wasted. This is an under-estimate.

Edward Mead, the experienced irrigation engineer, and the special commissioner for the agricultural department of the government, has recently secured accurate measurements from six of the principal canals of the country, including the Jordan & Salt Lake canal, with a view to determining what proportion of the water diverted from the rivers actually reaches the land for which it is intended. He found a very surprising state of affairs.

With water enough passing through the headgates to cover the area irrigated to an average depth of 5.47 feet, there was turned into the main laterals or small canals only enough for a depth of 2.48 feet, a loss of more than half in the main canals. In another group measured at the inlet, and where the conditions for distribution were probably above the average, it was found that 1.43 feet was the average applied for the production of the crops, and there was left out of the calculation the loss by evaporation from the often hot soil, and the waste from uneven distribution; that is, not one-fifth of the water taken from the rivers was utilized for the growth of crops.

There are clear indications, from the personal observation by the writer, that the waste in this valley is but little, if any, less. Indeed, the measurements taken for Mr. Mead by Mr. F. C. Kelsey show that 6.41 feet per acre was turned into the Salt Lake & Jordan canal, and that the loss from the canal, from seepage and evaporation, was 47 per cent before its delivery to the laterals. The canals are constructed for long distances along side hills of porous earth, or even gravel, and for the entire distance no adequate precaution has been taken to render them impervious to seepage. In open canals there will necessarily be considerable loss from evaporation.

It would be bad enough if all the water was brought through a single canal, which would materially reduce the percentage of loss, but there are three canals on the east side and three on the west, taken out at different levels, enormously increasing the area of evaporating surface, and each subjected to more or less maladministration.

It is stated elsewhere, and is repeated here, there is abundance of water available to irrigate three times the present acreage. The consequences of the present condition are many and serious. There are too many independent corporations, too many conflicting interests, too many fighting units, too many different policies. Recognized faults cannot be corrected or remedied because of these. Instead of united and harmonious action to obtain the best results there is everlasting contention to prevent it.

Wasting water is wasting money, directly.

What the Loss Amounts To.

The people of Brigham City have recently contracted to pay \$30 an acre for 12,000 acres of water right. It is worth far more here, because nearer to market, and because improved land is worth more. On a basis of only \$40, let us compute the value of water wasted here.

There are in round numbers 70,000 acres under irrigation in this country. If there is water wasted for 75,000 more—and we have plenty of land to use it on—the loss in water rights alone would amount to more than \$2,800,000. There is nearly as much more indi-

rect loss of appreciation in the value of the improved land that would follow. What would it mean to this city and county if twice the present acreage could be improved in the same degree? And how much more if multiplied by three.

Yet the statement of the conditions here presented and the estimate of gain for the people which would follow from the change proposed is a fair one.

There is a remedy at hand, and it is simple and effective. It but needs the exercise of common sense and harmonious action to apply it. Let capable engineers prepare a plan by which the main body of water shall be carried in canals, one on each side of the river, at the highest practicable level, those canals to be made practically impervious. Portions of them are already so; other portions can be made so by puddling at moderate cost; short sections may need concreting or fluming. Whatever the requirements, it will not amount to a tithe of the value of the waters now lost. Let the laterals be established for distribution on general principles, and after providing for a more liberal and a uniform supply available during the entire season for all, there would be ample for double the present acreage. And this compensation refers to the supply of water now available, without considering the increased volume that may be stored in our great reservoir.

The mountain streams should be reserved distinctly for domestic purposes, not for the city now, but for all compact settlements in the valley, and it should be piped everywhere. Its value justifies such expenditure. Artesian water, which is found over large areas, will supplement the supply from other sources for both purposes.

Method of Accomplishment.

It may appear to be a large undertaking, but we are gradually coming to it in a way that will involve far greater expenditure and less satisfactory results. We cannot have a great city without proportionate outlay. To make of Salt Lake City a great international metropolis will justify greater outlay by far than these propositions contemplate.

City and county authorities should co-operate with the canal companies, which, in their list of shareholders, have practically all the parties in interest represented.

Such a system would also render more water power available for electric transmission than is now employed in all the water mills in the county, and it would permit of fair exchange for the vested rights of the latter. Then the seepage and drainage which would reach the lower Jordan would carry the alkaline salts away to the great lake, where they will do no harm. If the loss and waste may be stopped, as herein suggested, and at the same time the stored supply in Utah Lake may be augmented, through the increase of the water supply directly and the incidental appreciation of all property, Salt Lake county will become, as it should be, one of the wealthiest communities in all the country.

What It Controls.

(Puck.)

Bailiff (referring to pitcher)—What magnificent control he has!

Root—Perfectly marvelous! Why, he hasn't called the umpire a single name for over two innings!

Woman's Aim.

"Why is a woman such a poor shot?" queried the Simple Man.

"Give it up," said the Wise Guy.

"Because she aims at Mrs."

REAL ESTATE ACTIVITY A SIGN OF GOOD CHEER

Market in Better Condition and Stronger Than for Many Years Past.

No Suggestion of a Boom in the Conditions—Just a Steady, Upward Advance Everywhere.

"A decided improvement over last year" is the general reply to inquiries from the principal real estate dealers—those who make the sales and are in close touch with the market. The following table shows the transfers for eight months for 1901:

	Total.	Average per day.
January	236,129	\$ 9,081.88
February	518,959	22,563.43
March	264,906	10,255.61
April	1,466,732	58,028.92
May	721,103	27,724.73
June	651,855	26,074.20
July	692,042	26,081.65
August	1,282,718	47,508.97
Total, eight months, 1901	\$3,746,435.00	
Total, twelve months, 1900	\$3,854,240.00	
Average per month, 1901	718,304.87	
Average per month, 1900	487,853.33	
Average per day, 1901	23,876.56	

There has been no suggestion of a boom; it is simply a strong, healthy market, taking all classes of property into account, with an exceptional demand and a great advance in price, both for sale and rental on Main street, anywhere from First South to Third South. Every store and room was occupied at the beginning of the year, but the demand was for more, and there has been not a little crowding out of the weaker ones. It has become so insistent that landlords are reaping the advantage. At the present time there is hardly any Main street property offering, it is reaching, or has reached, a point where small dealers will have to move to the side or cross streets; in fact, the movement has already commenced to Second and Third South streets.

A Competent Judge.

Perhaps no one is in better position to speak advisedly of the situation than A. Richter of the Home Investment company. He reports the sales of his company, of which Glen Miller, United States marshal, is president, as running along just about in proportion to the transfers as shown above; that is, they have sold already in the eight months of the year about \$700,000 worth, or the same as for all of 1900. He claims to have sold more homes in this city during the past year than any other dealer ever has, even in boom times. He finds but little demand for the poorer class of houses. Those who pay no more than \$10 monthly rent will insist on having city water in the house, and every new home, whatever the class, is now fitted with the essential modern conveniences. The investment company has itself erected twenty-two new dwellings this year in different parts of the city, and every one of them has been sold before completion at prices ranging from \$2,500 to \$7,500. All of them have been sold on the installment plan, the terms being exceedingly favorable for the purchaser. A cash payment of only 10 per cent is required, and then 1 per cent monthly. The interest rate is 7 per cent on the lower-priced and 6 per cent on the higher-priced properties. The general improvement noted extends to all districts of the city, although the district

east of Main and north of Third South continues in highest favor, with the better class of buyers. There is, however, a strong drift of those who wish to economize toward the southeast and south, and new buildings are appearing on every block.

To the west also, far beyond the Rio Grande Western railway tracks, there has been considerable building in progress all the year, and generally of a good class of residences, but to be rented at moderate prices. The growth of population in that direction is so pronounced that the board of education has found itself compelled to re-district that portion of the city and to provide for more school rooms.

The future for Salt Lake real estate is now fully assured. The business district is well established and its expansion will be on natural lines. Owners should not, however, be too extravagant in their demands, nor carry prices higher than the income from it will justify. No buyers can be found to pay a price on which they may realize less than 6 per cent.

Among the oldest firms in this line is that of Harrington & Courtney. Their long experience has made them familiar with every branch and feature of the business. They have given special attention to the handling of farm properties, and their list of such properties in Utah and the surrounding country is large and comprehensive. They publish their lists of both farm and city property at stated intervals in the "Negotiator," which they send to any address on application. With full knowledge and good judgment of values they are safe and conscientious advisers. Their business is becoming one of the best established in the city or state, and they are centrally located at 80 West Second South street.

With reference to farm properties, they report that there is some inquiry, but proportionately not so many transactions as in city property. Prices are, however, very firmly held, and it may be stated that there is a decided advance all along the line.

Embarrassed Building Operations.

It was anticipated that building this season would be considerably in excess of that in 1900, although that was an exceptional year. There has been a handicap all the year in the inability of the brick-makers to furnish anywhere nearly enough brick to meet the demand. There was a heavy loss of brick in the yards early in the season, owing to storms, and later from the delay occasioned by changing kilns. Then there was the immense quantity required by the new smelter plant that is being erected at Murray, and small contracts are compelled to give way to such as that. All over the city there are foundations ready for the superstructure and still no brick, the principal deficiency being now in red brick only.

This has naturally interfered with the anticipated increase in the lumber trade, so that the dealers will feel pretty well satisfied if the aggregate reaches as much as in the previous

year. There has, of course, been a steady movement and a fair business. In the meantime the demand for dwellings is increasing to a point that is becoming embarrassing. People, trapped from one rental agency to another, unable to find more than one or two houses listed anywhere, and such as these are generally undesirable. To ride around the city and see the great number of new residences in course of erection one must conclude that one of two things must occur, that there will soon be a great many vacant houses, or that the increase in population is very considerable.

It is in contemplation by Mrs. Holmes to erect a fine apartment house on the lots northeast of the Eagle Gate, which she has acquired for the purpose, and it is understood that the plans are being prepared. It is the purpose, it is stated, to make it a collection of homes with every modern convenience, and for such a building there would be instant demand for its entire capacity.

There have been a few business houses erected during the year, but none of very large size. Many improvements have been made, however, in business properties, and a number of parties are waiting now to secure such locations as are desirable. The drift is toward the south, as it necessarily must be. From South Temple to Second South street, on Main, the buildings on both sides of the street are occupied to their full capacity and at rentals that must be remunerative to the investors. In many cases the landlords are able to command high rates for very moderate improvements and accommodations, and it serves to make owners of such property indifferent as to constructing larger buildings.

The business on Second South street has been improving both ways from Main, especially toward the west. As the street is soon to be paved all the way to the Rio Grande depot, and the lease of the postoffice in the Dooley block has been extended for a number of years, it will accelerate improvements in that direction.

The quality of residence buildings is decidedly advancing, and the city is rapidly becoming a city of beautiful homes. The forest of the early settlers in planting trees so universally along all residence streets is contributing greatly to the general effect. Looking down from the east or north benches above the city, it is almost like looking upon a solid body of forest, except that here and there a street, through the treetops, while the Temple, on its commanding site, and the towers of the city and county building, with a portion of its upper stories are the only buildings that stand out prominently.

There have been some important street improvements undertaken on Second and Third South streets, and more is talked of on First South, in such of these cases it being toward the west. While the wide streets of the city contribute greatly to its appearance and the comfort of its residents, it has to be admitted that the expense of grading and caring for them is as much as the taxpayers care to assume.

THE PUBLIC LIBRARY.

An institution which has steadily grown in the popular favor, the management of which has been singularly free from criticism, is the free library. It is located at present in the city and county building, but is working forward to the time when a permanent home will be provided for it. The benefits that flow from such a library cannot be half told in such statistics as are given below, but they are suggestive and worthy of careful consideration. The number of volumes is not large, but they are well selected, and as will be noted are doing good service. In the eight months the number loaned is three times more than the total number of volumes and the books issued in the reading room are twice as many.

Comparing the same periods of 1900 and 1901, the gain in books loaned is 12,557, or about 33 per cent. There are not as many imitators of Mr. Carnegie here as might reasonably be expected, considering the number

who have gathered large fortunes from the mines and other industrial enterprises. If there are they have evidently not reached that period in life when their consciences are telling them that it is better to distribute their wealth beneficially than to leave it for heirs to quarrel about and for lawyers and courts to juggle with.

Growth of the Public Library.

Number of volumes in library Jan. 1, 1901	14,766
Number of volumes purchased	1,852
Number of volumes bound and added	28
Number of volumes donated	250
Number of volumes lost, afterward found	5
Total accessions	2,205
Number of volumes discarded (worn out)	307
Number of volumes lost (all paid for)	23

Total gain in volumes..... 1,575

Number of volumes Aug. 1, 1901	16,641
Membership Jan. 1, 1901	1,233
Membership cards issued	1,459
Membership cards canceled	52

Gain in membership..... 1,417

Membership Aug. 1, 1901	10,450
Days open for loaning books	117
Books loaned	113
Average daily loans	51,229
Average daily reading rooms	2,654
Books used in reading rooms	193

Books loaned (January to August), 1901..... 51,229

Books loaned (January to August), 1900..... 38,573

Gain in circulation..... 12,657

Books issued in reading rooms (January to August), 1901..... 57,460

Books issued in reading rooms (January to August), 1900..... 25,512

Gain..... 31,948

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(Philadelphia Record.)
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"What? Did it must be to be able to go back to the office and take a rest."

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T. F. Thomas, G. R. Cleveland, F. L. Benedict, D. O. Willey, Jr., F. A. Sakuth, Directors.

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